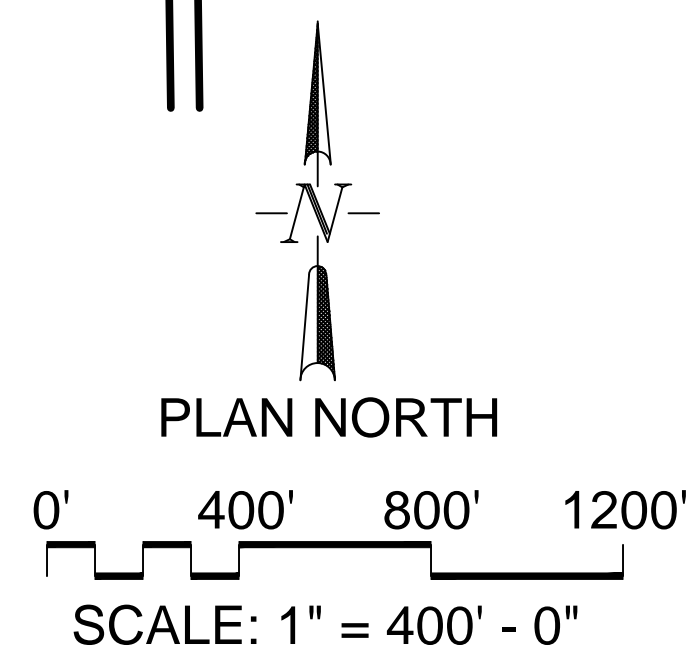


Vicinity Map



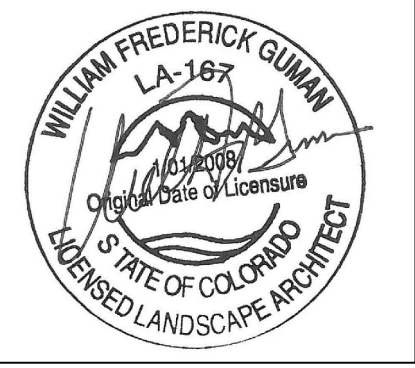
William Gunn & Associates, Ltd.
 LANDSCAPE ARCHITECTURE
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 Colorado Springs, CO 80903
 719.633.9700 fax 719.633.4250
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 REGISTERED PROFESSIONAL ARCHITECT

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Stagecoach Ranch Landscape Development Plan

PEYTON, CO

DATE: 03/14/2017
 DRAWN: GEM
 CHECKED: WFG



REVISIONS:		
DATE:	BY:	COMMENTS:

LANDSCAPE DEVELOPMENT PLAN

SHEET NO.
LS1
 1 OF 7 SHEETS

V:\2017\Projects\Stagecoach Ranch\Stagecoach Ranch\LS1.dwg, 11/15/17

LANDSCAPE SCHEDULE (Outlying Areas):
Planting Schedule:

SYM.	QTY.	BOTANICAL/Common Name	MATURE HT./WD.	PLANTING SIZE	NOTES
TREES					
	1	SUNBURST HONEYLOCUST (Gleditsia inaequalis 'Sunburst')	20-30' 15-20'	2.0' cal.	B&B Nursery Grown. Size to meet or exceed AAN, min. size
	2	COLORADO GREEN UPRIGHT JUNIPER (Juniperus scopulorum 'Colorado')	40-60' 20-30'	8' ht.	B&B Nursery Grown. Size to meet or exceed AAN, min. size
	1	PINYON PINE (Pinus edulis)	40-60' 20-30'	8' ht.	B&B Nursery Grown. Size to meet or exceed AAN, min. size
	1	COLUMNAR OAK (Quercus cinerascens)	50-60' 40-50'	2.0' cal.	B&B Nursery Grown. Size to meet or exceed AAN, min. size
	2	TATARIAN MAPLE (Acer tataricum 'Red Wings')	50-60' 40-50'	2.0' cal.	B&B Nursery Grown. Size to meet or exceed AAN, min. size

Percent Signature Trees** Signature Trees: 155
80% minimum - Policy 311.3.K Total No. of Trees: 59 ± 6% Signature Trees

SYM.	QTY.	BOTANICAL/Common Name	MATURE HT./WD.	PLANTING SIZE	NOTES
SHRUBS					
	8	FEATHER REED GRASS (Calamagrostis canadensis 'Karl Foerster')	3-5' 2-3'	#1	Container Grown. Size to meet or exceed AAN, min. size
	40	BLUE CHIP JUNIPER (Juniperus horizontalis 'Blue Chip')	1-2' 5-8'	#5	Container Grown. Size to meet or exceed AAN, min. size
	10	CALGARY CARPET JUNIPER (Juniperus sibirica 'Calgary Carpet')	1-2' 5-8'	#5	Container Grown. Size to meet or exceed AAN, min. size

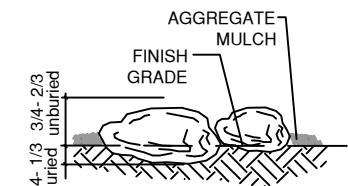
Percent Signature Shrubs** Signature Shrubs: 468
80% minimum - Policy 311.3.K Total No. of Shrubs: 585 ± 60% Signature Shrubs

SYM.	QTY.	BOTANICAL/Common Name	MATURE HT./WD.	PLANTING SIZE	NOTES
GRASSES, PERENNIALS, GROUNDCOVERS					
	xxx	BOULDER BLUE FESCUE GRASS (Festuca glauca 'Boulder Blue') Plant 1"1"	8-12" 2-3'	4" pots	Flat Grown. 4" pot size to meet or exceed AAN, min. size
	xx	DARTLEY MIXED ORANGE AND YELLOW (Pennisetum slosserianum)	3-5'	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	xxx	CREeping POTENTILLA (Aquilegia canadensis) Plant 1"1" on center	2-4" 6-12"	4" pots	Flat Grown. 4" pot size to meet or exceed AAN, min. size

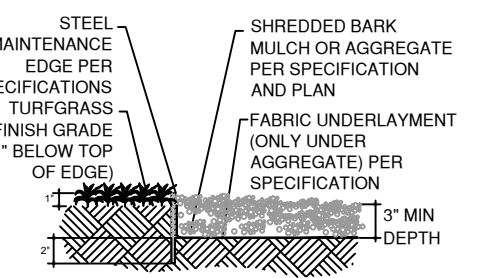
SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	IDAHO CEDAR WOOD MULCH; UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	ORGANIC MULCH TYPE 'A'; 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	NEW SOD; FESCUE/HTN KENTUCKY BLUEGRASS 4-WAY BLEND ON PREPARED SOIL.
	AGGREGATE 'A'; 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE 'S'; 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	SEEDDED TURF (Temporary Irrigation); NATIVE SEED BLEND EQUAL TO CARE FREE MIX (30% CHEWINGS FESCUE, 30% CREEPING RED FESCUE, 25% HARD FESCUE, 10% BLUE FESCUE) AT 6 LBS./1,000 SF RATE. AV SEEDS, INC., DENVER, CO www.avseeds.com
	LOW CEDAR PEDESTRIAN SAFETY FENCE (Per Detail)
	'PLANTED' BOULDERS: Equal to Siltloam quarried boulders (Canon City, CO), avg. 3' width, set in grade w/ 18-24" ht. exposed above grade (Per Detail).

LANDSCAPE NOTES:

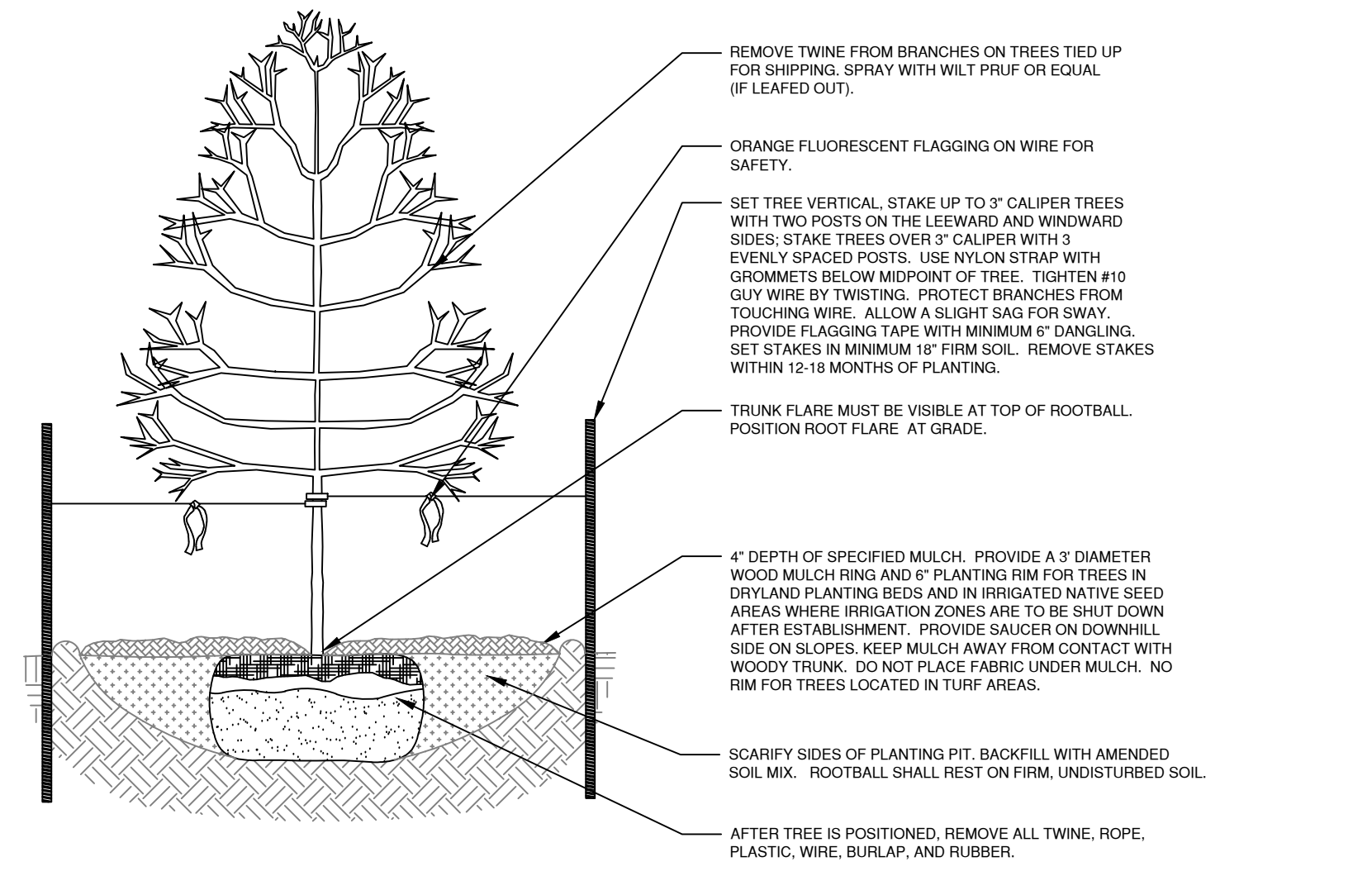
- REFER TO SPECIFICATION SECTION 32-94-00, LANDSCAPE ACCESSORIES FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING. IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
- DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSIDERED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
 - IN LANDSCAPE SETBACK AREAS AROUND ROAD FRONTS; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
 - NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20Y ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
 - NEW SEEDDED TURF AREAS; 30Y ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
- 4"x4 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDDED TURF AREAS. PIN EDGING WITH 1/2" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDDED AREAS. MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS.
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



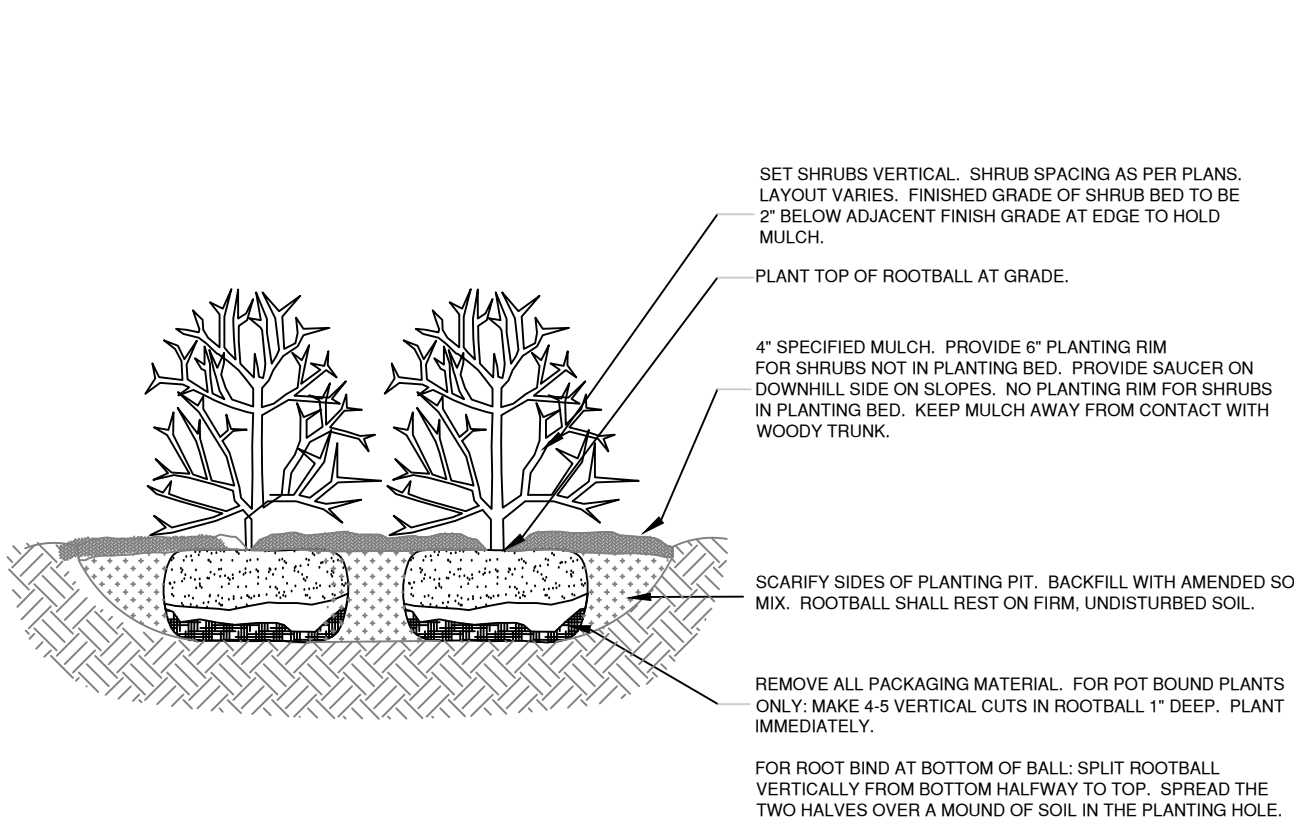
A PLANTED BOULDER
NOT TO SCALE



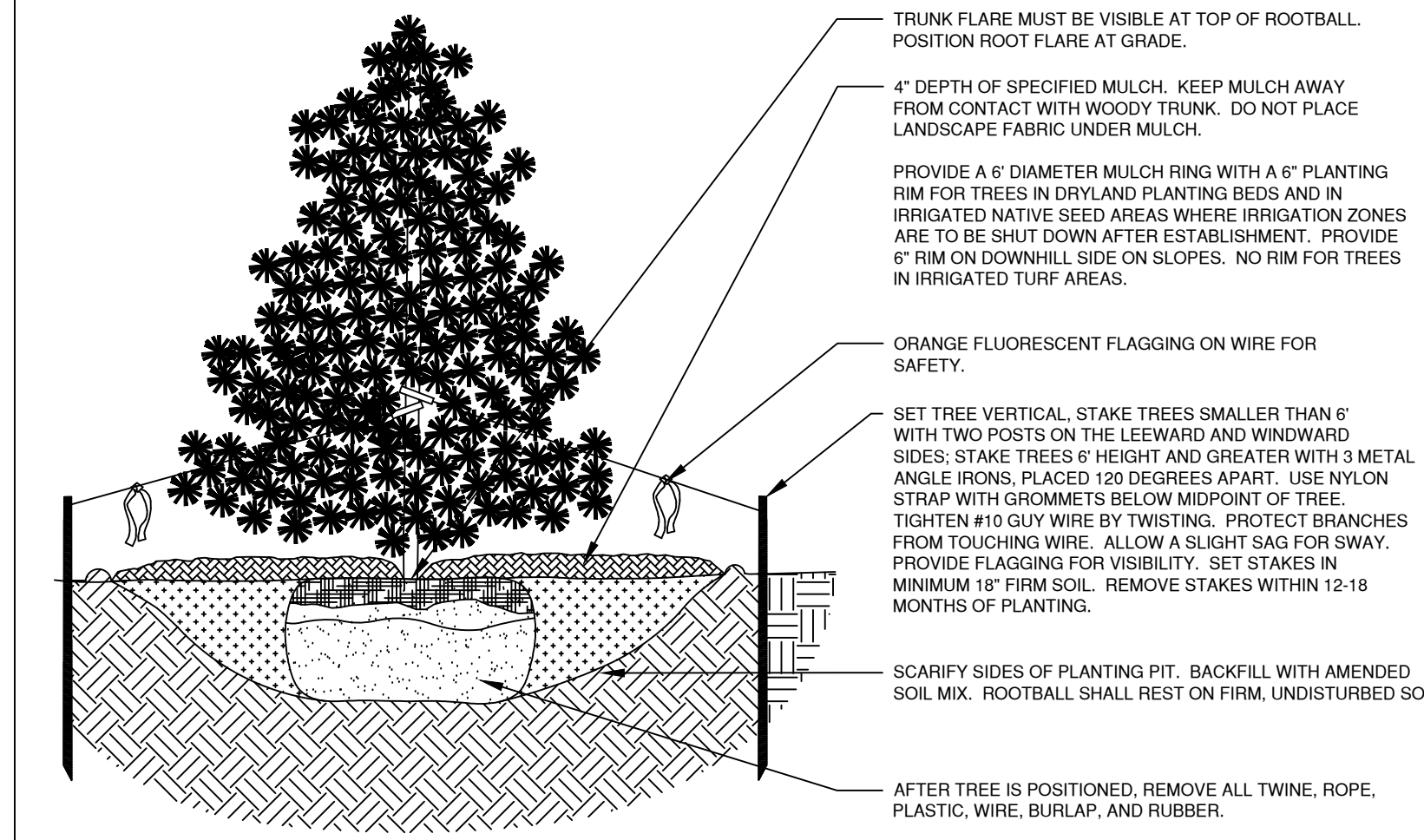
B STEEL MAINTENANCE EDGE
NOT TO SCALE



C DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



D SHRUB PLANTING DETAIL
NOT TO SCALE



E EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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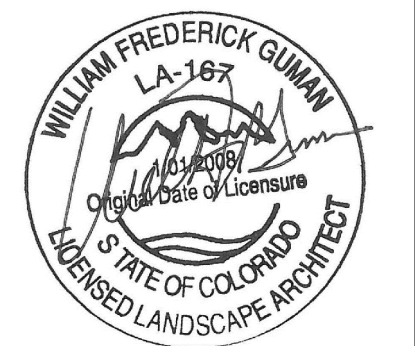
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Landscape Development Plan
PEYTON, CO

DATE: 03/14/2017
DRAWN: GEM
CHECKED: WFG



REVISIONS:		
DATE:	BY:	COMMENTS:

LANDSCAPE & DEVELOPMENT DETAILS

SHEET NO.
LS6
6 OF 7 SHEETS

